APPENDIX C: AGRICULTURE MAPPING CRITERIA

Agriculture

The Agriculture designation in this plan includes several different cropland associations and grazing lands that are individually and collectively important to the local agricultural economy. Sources of data used in mapping these lands include the State Department of Water Resources land use maps, State Department of Conservation Important Farmland Series maps, U.S. Natural Resource Conservation Service (NRCS) soils maps (land capability rating and potential use of soils), U.S. Geological Survey maps (topography and vegetation), LUE official maps (land use categories, natural hazards, and parcel sizes), Assessor's maps and records (property ownership), and Department of Planning and Building maps of properties subject to land conservation contracts.

The following are the general parameters used in mapping lands in the Agriculture designation.

A. Agricultural Preserves. All agricultural preserves subject to land conservation contracts are designated Agriculture in this plan. Since the use and capability of some of those lands are limited, they might otherwise be included in different designations in this plan and in the LUE. However, such properties are committed to development restrictions for 10 to 20 years unless notices of nonrenewal are in effect to terminate contracts within a shorter term. Upon termination of contracts, the appropriate LUE and Agriculture and Open Space Element designations will be evaluated through the general plan amendment process to determine if some other designation is appropriate.

An exception to this mapping of agricultural lands if for land holdings owned by non-profit land conservation organizations, such as The Nature Conservancy, where the land is managed to protect open space resources. Such lands are mapped as Multi-Use Public Lands.

B. Agricultural Use. Areas of the county characterized by a mixture of agricultural and non-agricultural uses are mapped according to the predominant land use. For example, rural subdivisions under single ownership and farmed as a unit may be designated Agriculture. In addition, scattered parcels smaller than the applicable minimum parcel size for new land divisions in the Agriculture category of the LUE which are within a larger agricultural area may be designated Agriculture if necessary to maintain the agricultural integrity of an area. However, rural subdivisions of individually-owned lots that are too small for viable agricultural uses are typically designated Small-Lot Rural in this plan.

Specialized animal facilities such as horse ranches and poultry ranches and non-soil dependent uses such as greenhouses may be designated Agriculture if the underlying parcels meet the criteria for that designation. Specialized animal facilities and non-soil dependent uses may often

be shorter-term uses than other agricultural uses. Consequently, appropriate parcel sizes for future land divisions should be based on the land's existing and potential use for long-term crop and grazing production, rather than the specialized uses.

C. Land Capability. The Natural Resource Conservation Service (NRCS) land capability rating of soils (Classes I through VIII) generally reflects the quality of soils for various agricultural uses. However, it is primarily an index of the level of soil conservation problems, such as erosion. Consequently, the individual soils descriptions should be reviewed to determine potential agricultural uses for an area. Also, soils mapping has limitations of scale. A soil for which grazing is indicated as the best use may contain smaller areas suitable for farming. On the other hand, soils described as farmland may contain small areas unsuitable for farming. The land capability ratings may be periodically updated by the NRCS. When that occurs, the mapping in this plan should be reviewed and revised as appropriate through a general plan amendment.

D. Location. Location is a consideration in mapping Agriculture. Many areas with limited agricultural potential which are distant from urban areas are designated Agriculture if used primarily for grazing. For example, large areas of the southeastern county have a very limited livestock carrying capacity because of the arid climate and sparse vegetation; yet, the area is so distant from urban centers that the Agriculture designation may be appropriate if the land is primarily used for grazing.

Following is a description of the subcategories of the Agriculture designation in this plan and the criteria used to classify lands in those subcategories of Agriculture.

A. Irrigated Lands

1. **ROW CROP TERRAIN AND SOILS.** These areas support the most intensive farming operations, involve labor-intensive practices with above normal traffic and extensive use of equipment and chemicals, are often close to populated areas, and need special recognition to assure that farming will continue. Row crop terrain and soils has the following characteristics:

    a. Existing and potential agricultural uses include various types of vegetables, seed crops, orchards, and other irrigated specialty crops. In valley bottom lands, uses include irrigated field crops and other uses reflecting farmer preference where there is potential for conversion to row crops.

    b. Property sizes generally range from 10 acres to hundreds of acres, but contiguous properties as small as five acres may be included where used for high value, labor-intensive specialty uses such as strawberries or soil-dependent greenhouses. Small intervening properties are included in order to maintain the agricultural integrity of these farmland areas.

c. Topography consists of valley bottom lands with slopes generally between 0 and 5 percent.

d. Soils consist mostly of land capability Classes I and II, but may include some Class III land that has been traditionally used or is currently used for row crop production. Small areas consisting of soils in other land capability classes may be included because they are impractical to map in other categories.

e. Climate is varied, but the most extensive and productive lands are the coastal valleys where year-round moderate temperatures allow multiple cropping. Interior valley bottom lands with superior soils and agricultural water supplies are important for possible future conversion from field crops to row crops.

f. Water is derived from underlying groundwater basins and is typically applied by row, sprinkler or drip irrigation.

2. **SPECIALTY CROPS AND FORAGE LANDS.** The lands in this classification require sprinkler or drip irrigation and are primarily used for grapes, avocados and apples. This classification also includes irrigated uses such as alfalfa or irrigated pasture where the land is also suitable for orchards and vineyards. Crops can be grown on moderate slopes with seasonal labor requirements. The location of specialty crops and forage lands is determined by availability of water and climatic conditions. Orchard and vineyard production is characterized by the need for large amounts of capital with several years delay but high return on the investment. Crops are grown on a broad range of parcel sizes. Specialty crops and forage lands have the following characteristics:

a. Agricultural uses include irrigated orchards and vineyards such as wine grapes, avocados, citrus, and apples. Also included are irrigated uses such as alfalfa and pasture on gently rolling lands that are also suitable for irrigated orchards and vineyards. Some areas that were primarily used for irrigated field crops have developed with scattered orchards and vineyards. However, not all areas of irrigated field crops will be converted to orchards and vineyards. One reason is that feed crops are commonly associated with livestock operations on the same property.

b. Property sizes generally range from 20 acres to a few hundred acres, but smaller properties used for high value crop production are also included.

c. Topography is gently rolling and rolling on slopes between 5 and 30 percent.

d. Soils consist mostly of Land Capability Classes III and IV.

e. Climate imposes varied requirements for different types of crops. For example, subtropical fruits are limited to areas with a temperate coastal climate and

deciduous fruits and nuts are generally better suited to the interior with its sunny hot summers and cold winters.

f. Water is derived from groundwater sources and is applied either by drip or sprinkler irrigation.

g. Economics, new agricultural techniques and grower preference are other factors which determine the location of various specialty crops.

B. Dry Farm Lands

Dry farm lands includes a broad range of properties that are primarily cultivated for an annual crop, but includes some orchard operations. Parcels are normally large in order to be productive units. Farming activities are seasonal with a moderate amount of labor and a considerable investment in farm machinery. Dry farm lands are divided into two types of croplands, mixed croplands and dry croplands.

1. MIXED CROPLANDS

Mixed croplands consist of two different types of terrain and crop associations. One type of mixed cropland is found in valleys with good soils but insufficient water for major irrigated uses. Such areas are characterized by mixed agricultural uses such as scattered irrigated crops and dry farm grain and hay. The other type of mixed cropland is found in areas of higher than average rainfall such as the easterly slopes of the Santa Lucia Range where dry farm orchards and some vineyards occur. Mixed croplands have the following characteristics:

a. Agricultural uses include dry farm orchards and vineyards and specialty or high value field crops such as almonds and walnuts.

b. Property sizes generally range from 40 acres to several hundred acres.

c. Topography ranges from flat to rolling on slopes between 0 and 30 percent.

d. Soils consist mostly of Land Capability Classes III and IV.

e. Climate is most important with regard to rainfall. For example, dry farm almond orchards are best situated in areas of the county with an average annual rainfall exceeding 12 inches. Dry years or spring frosts can result in very poor harvests. Higher rainfall areas contain substantial intervening areas of dense woodland on steeper slopes.

f. The location is confined to areas of existing production, since such crops as dry farm almonds and walnuts are not anticipated to expand significantly.

2. DRY CROPLANDS

Dry croplands have the following characteristics:

a. Agricultural uses include grain and hay production, which is widespread in the northeastern part of the county. Barley, wheat and oat hay are the principal crops. Other crops include dry beans and safflower.

b. Property sizes generally range from 80 acres to several thousand acres.

c. Topography is flat to rolling on slopes between 0 and 30 percent.

d. Soils consist mostly of Land Capability Classes III and IV. Class VI land has also been commonly used for grain and hay production.

e. The amount and distribution of rainfall is very important. Areas with higher rainfall can usually produce a crop every year. The more arid portions of the county may require two or three-year summer fallow crop rotation practices.

f. The location includes areas of predominant dry farm grain and hay production. Grain stubble fields and intervening non-cultivated areas provide seasonal forage for livestock.

C. Rangelands for Grazing

Grazing lands account for a large percentage of privately-owned land in the county. Cattle ranching is the predominant use on these lands, which have the following characteristics:

1. Property sizes generally range from 100 acres to thousands of acres.

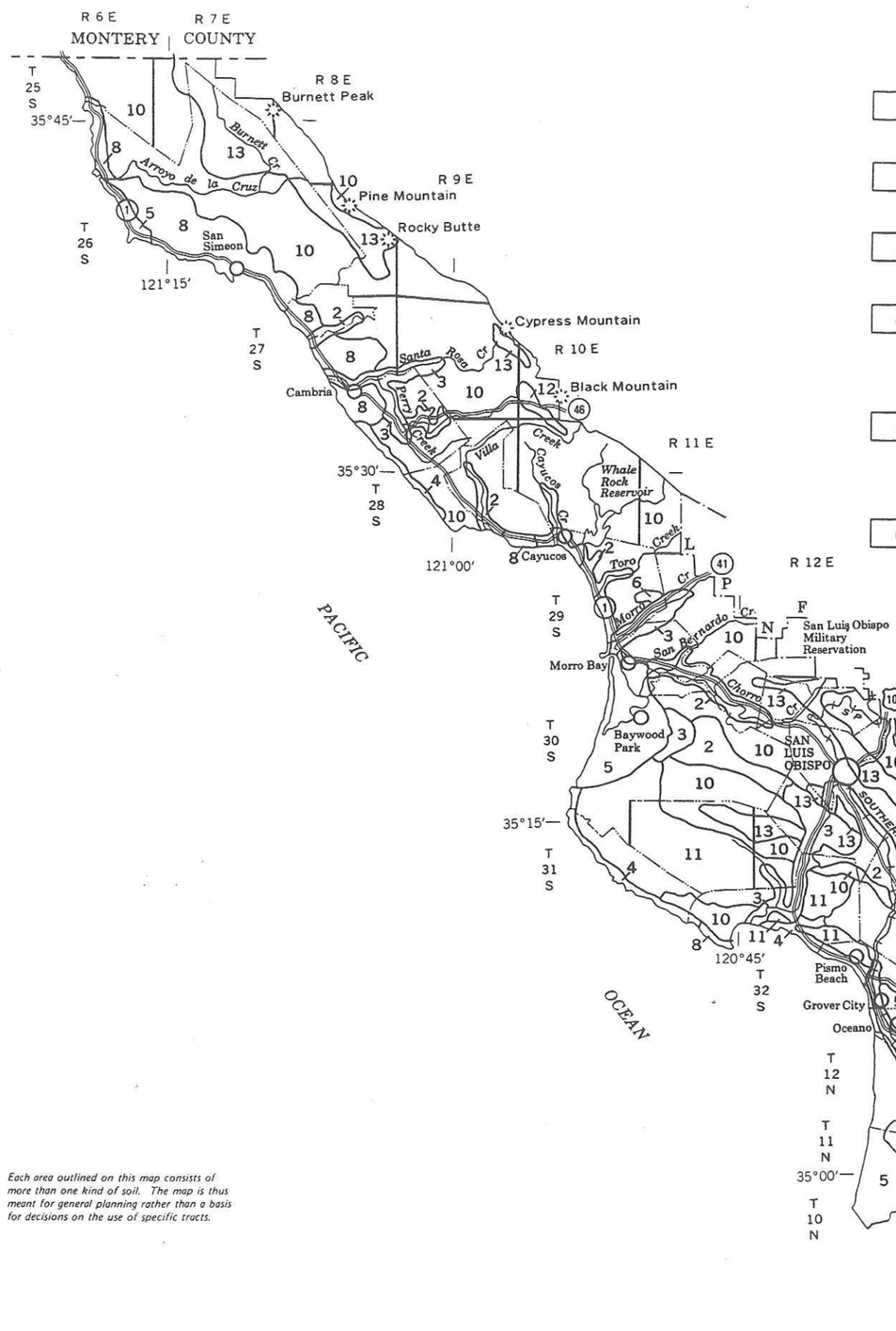
2. Topography is mostly rolling and steep on slopes between 30 and 75 percent. Small intervening valleys and ridgetops that have limited use or potential as farmland are also included.

3. Soils consist mostly of Land Capability Classes IV, VI and VII, but also contain small intervening areas of other land capability classes.

4. The amount and distribution of rainfall is very important for production of grasses and forbs grazed by livestock. The best grazing lands occur on open hillsides on the coastal side of the Santa Lucia Range, while some of the less productive grazing lands are in arid areas in the southeast portion of the county.

5. Natural vegetation consists mostly of grasses and forbs in open to moderately wooded terrain. Large areas of dense woodland, chaparral or barren lands are excluded unless they are part of large operating ranches and/or are located in agricultural preserves.

6. The location is widespread and depends mainly upon property size and quality of land for grazing. Marginal grazing lands located near urban areas are generally not included in Agriculture.



Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

LEGEND

SOILS ON ALLUVIAL FANS AND PLAINS

1 Mocho-Camarillo-Salinas: Very deep, nearly level to moderately sloping, somewhat poorly drained and well drained loam and silty clay loam soils; on alluvial plains

2 Cropley-Salinas: Very deep, nearly level to moderately sloping, moderately well drained and well drained clay and silty clay loam soils; on alluvial plains

3 Salinas-Marimel: Very deep, nearly level to moderately sloping, somewhat poorly drained and well drained silty clay loam and sandy clay loam soils; on alluvial plains

4 Still-Elder: Very deep, nearly level to moderately steep, well drained sandy loam and gravelly sandy clay loam soils; on alluvial fans

SOILS ON WIND-BLOWN DEPOSITS

5 Oceano-Dune land-Baywood: Very deep, nearly level to moderately steep, excessively drained and somewhat excessively drained fine sand and sand soils; on wind-blown deposits

SOILS ON FOOTHILLS AND TERRACES

6 Tierra-Briones: Moderately deep and very deep, gently sloping to steep, moderately well drained and somewhat excessively drained soils; on foothills and terraces

7 Arnold-Pismo-Briones: Shallow to deep, moderately sloping to very steep, somewhat excessively drained soils; on foothills

8 San Simeon-Concepcion: Moderately deep and very deep, gently sloping to steep, moderately well drained soils; on old marine terraces

9 Chamise: Very deep, moderately sloping to moderately steep, well drained soils; on foothills and dissected terraces

SOILS ON HILLS AND MOUNTAINS

10 Los Osos-Lodo-Diablo: Shallow to deep, moderately sloping to very steep, well drained and somewhat excessively drained soils; on hills and mountains

11 Santa Lucia-Lopez-Rock outcrop: Shallow and moderately deep, moderately sloping to extremely steep, well drained and somewhat excessively drained soils, and Rock outcrop; on hills and mountains

12 Nacimiento-Calodo: Shallow and moderately deep, moderately steep to very steep, well drained soils; on hills and mountains

13 Rock outcrop-Obispo-Henneke: Rock outcrop and shallow, strongly sloping to very steep, somewhat excessively drained and well drained soils; on hills and mountains

14 Millsap-Rock outcrop: Moderately deep, moderately steep to very steep, well drained soils, and Rock outcrop; on mountains

Compiled 1981

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF CALIFORNIA AGRICULTURAL EXPERIMENT STATION

GENERAL SOIL MAP

SAN LUIS OBISPO COUNTY
CALIFORNIA, COASTAL PART

Scale 1:443,520

1 0 1 2 3 4 5 6 7 Miles

1 0 6 12 Km

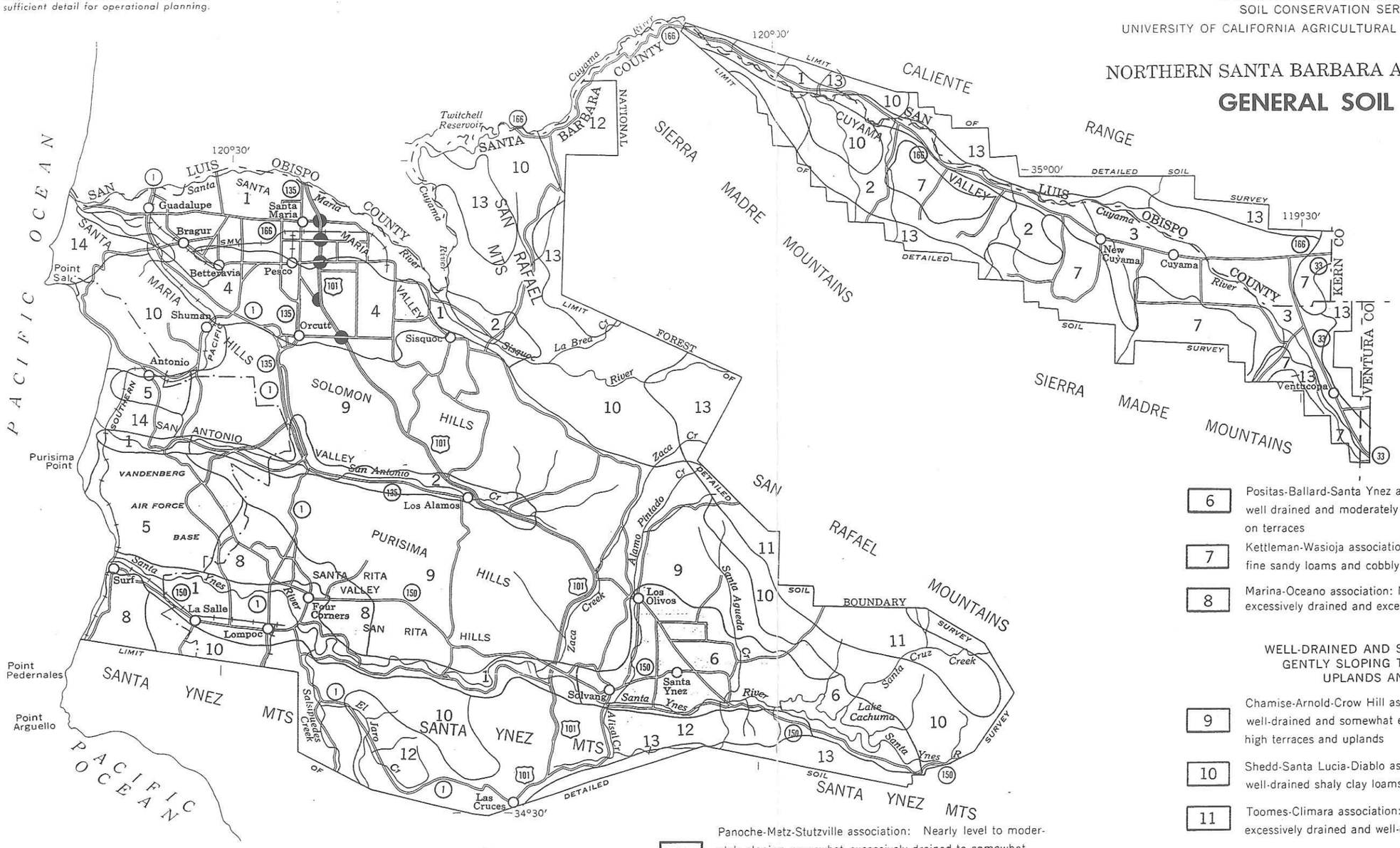
N

This map is for general planning. It shows only the major soils and does not contain sufficient detail for operational planning.

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF CALIFORNIA AGRICULTURAL EXPERIMENT STATION

NORTHERN SANTA BARBARA AREA, CALIFORNIA

GENERAL SOIL MAP



SOIL ASSOCIATIONS*

SOMEWHAT EXCESSIVELY DRAINED TO SOMEWHAT POORLY DRAINED, NEARLY LEVEL TO MODERATELY STEEP SOILS OF THE ALLUVIAL FANS, FLOOD PLAINS, VALLEYS, AND TERRACES

1 Sorrento-Mocho-Camarillo association: Nearly level to moderately sloping, well-drained to somewhat poorly drained sandy loams to silty clay loams on flood plains and alluvial fans

2 Pleasanton-Botella-Elder association: Nearly level to moderately steep, well-drained and moderately well-drained sandy loams to clay loams on terraces and alluvial fans and in valleys

3 Panoche-Metz-Stutzville association: Nearly level to moderately sloping, somewhat excessively drained to somewhat poorly drained loamy sands to silty clay loams on flood plains and alluvial fans

SOMEWHAT EXCESSIVELY DRAINED TO SOMEWHAT POORLY DRAINED, NEARLY LEVEL TO VERY STEEP SOILS OF THE TERRACES AND ADJACENT UPLANDS

4 Betteravia-Garey association: Nearly level to moderately steep, moderately well drained and well drained loamy sands to sandy loams on terraces

5 Tangair-Narlon association: Nearly level to strongly sloping, somewhat poorly drained and moderately well-drained sands and loamy sands on terraces

6 Positas-Ballard-Santa Ynez association: Nearly level to moderately steep, well drained and moderately well drained fine sandy loams to clay loams on terraces

7 Kettleman-Wasioja association: Gently sloping to very steep, well-drained fine sandy loams and cobbly fine sandy loams on uplands and terraces

8 Marina-Oceano association: Nearly level to moderately steep, somewhat excessively drained and excessively drained sands on mesas and dunes

WELL-DRAINED AND SOMEWHAT EXCESSIVELY DRAINED, GENTLY SLOPING TO VERY STEEP SOILS OF THE UPLANDS AND HIGH TERRACES

9 Chamise-Arnold-Crow Hill association: Gently sloping to very steep, well-drained and somewhat excessively drained sands to clay loams on high terraces and uplands

10 Shedd-Santa Lucia-Diablo association: Strongly sloping to very steep, well-drained shaly clay loams and silty clays on uplands

11 Toomes-Climara association: Moderately steep to very steep, somewhat excessively drained and well-drained clay loams and clays on uplands

12 Los Osos-Gaviota association: Moderately sloping to very steep, well-drained and somewhat excessively drained clay loams to sandy loams on uplands

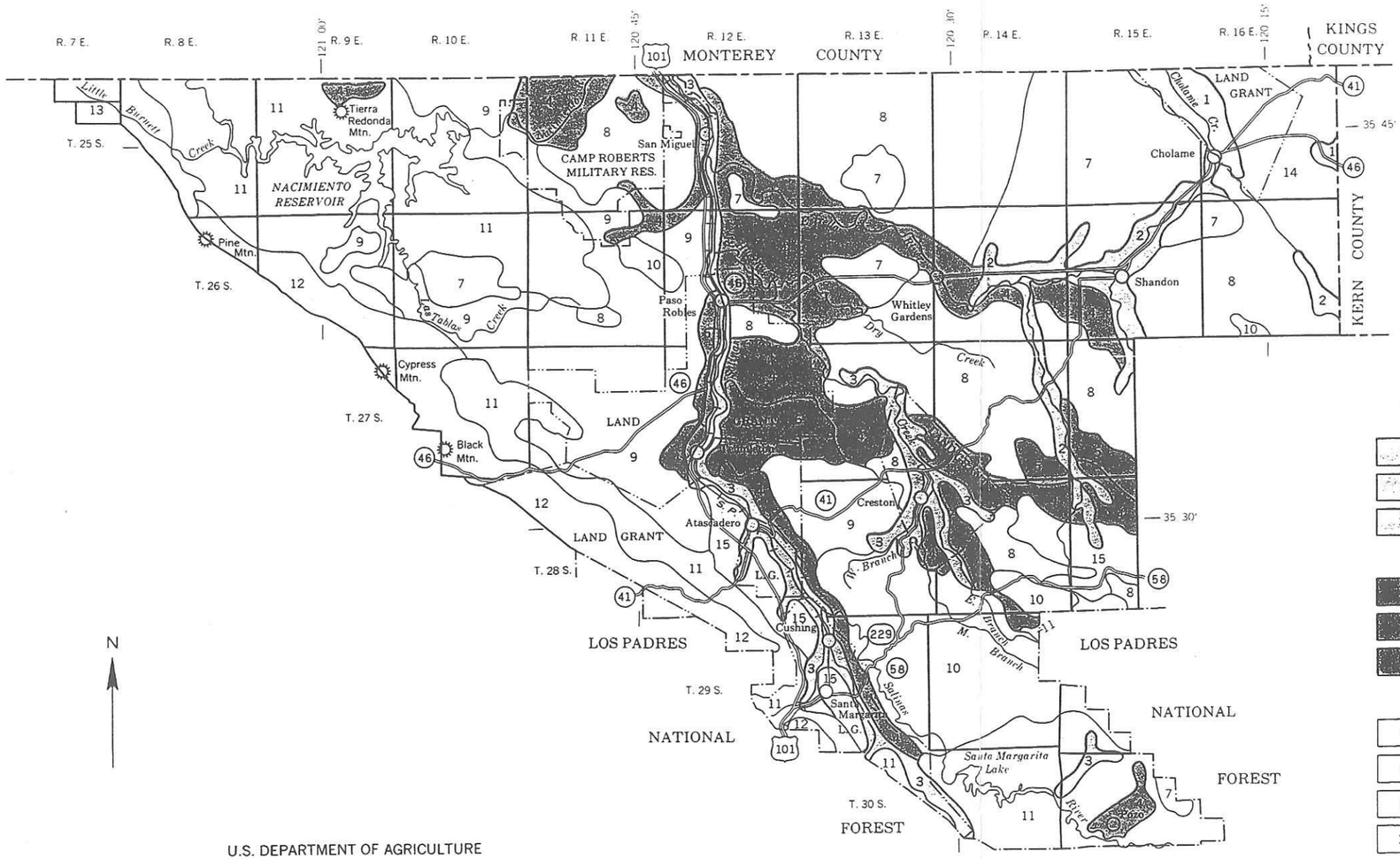
MISCELLANEOUS LAND TYPES

13 Sedimentary rock land-Rough broken land association: Steep to extremely steep, excessively drained lands on uplands

14 Dune land association: Coastal sand dunes and sandy beaches

*Textures in name of associations refer to surface texture of the soils

Published 1971



U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF CALIFORNIA AGRICULTURAL EXPERIMENT STATION

GENERAL SOIL MAP

SAN LUIS OBISPO COUNTY, CALIFORNIA, PASO ROBLES AREA

Scale 1: 380,160
1 0 1 2 3 4 5 Miles

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.

MAP UNITS*

SOILS ON ALLUVIAL PLAINS, ALLUVIAL FANS, AND FLOOD PLAINS

1 — Mocho-Capay-Camarillo: Very deep, nearly level to moderately sloping, poorly drained to well drained clay loams, silty clays, and silty clay loams

2 — Pico-San Emigdio-Sorrento: Very deep, nearly level to moderately sloping, well drained fine sandy loams and clay loams

3 — Still-Elder-Metz: Very deep, nearly level to moderately sloping, well drained and somewhat excessively drained clay loams, loams, and loamy sands

SOILS ON TERRACES

Arbuckle-Positas-San Ysidro: Very deep, nearly level to hilly, moderately well drained and well drained fine sandy loams, coarse sandy loams, and loams

Chanac-Camatta: Very deep, gently rolling to very steep, well drained loams; some are shallow to a hardpan

Lockwood-Concepcion: Very deep, nearly level to rolling, moderately well drained and well drained shaly loams and sandy loams

SOILS ON HILLS AND MOUNTAINS

7 — Nacimiento-Ayar: Moderately deep and deep, strongly sloping to steep, well drained silty clay loams and silty clays

8 — Nacimiento-Los Osos-Balcom: Moderately deep, strongly sloping to very steep, well drained silty clay loams, clay loams, and loams

9 — Linne-Calodo: Shallow and moderately deep, strongly sloping to very steep, well drained shaly clay loams and clay loams

10 — Cieneba-Vista-Andregg: Shallow and moderately deep, strongly sloping to very steep, well drained and excessively drained coarse sandy loams

11 — Dibble-Gaviota-Shimmon: Shallow and moderately deep, strongly sloping to very, steep well drained clay loams, sandy loams, and loams

12 — Los Osos-Lompico-Lodo: Shallow and moderately deep, moderately steep to very steep, well drained and somewhat excessively drained clay loams, loams, and gravelly clay loams

13 — Henneke-Rock outcrop: Shallow, moderately steep to very steep, somewhat excessively drained very cobbly clay loams, and Rock outcrop

14 — Ayar-Millsholm-Nacimiento: Shallow to deep, strongly sloping to very steep, well drained silty clays, clay loams, and silty clay loams

15 — San Andreas-Arnold-Santa Lucia: Moderately deep and deep, moderately steep to very steep, well drained and somewhat excessively drained sandy loams, loamy sands, and shaly clay loams

*Textures in the headings refer to surface layer of the major soils.

Compiled 1980

APPENDIX D: AGRICULTURAL BUFFER POLICIES

The following ag buffer policies have been adopted by the Board of Supervisors.

Policy Statement

It is the policy of the Agricultural Commissioner through the county's land use planning programs to:

1. Promote and protect agriculture

2. Protect the public's health and safety

3. Provide the Board of Supervisors and City Councils with technical information and assistance in dealing with land use compatibility and capability issues affecting agriculture.

This is accomplished through the review of certain land use proposals in/or near agricultural areas and providing recommended mitigational measures where necessary.

Objectives

1. The department will make a determination of "significant land use conflict" on project referrals. The basis for the determination will also be provided.

2. Recommended mitigation measures will be provided if a significant land use conflict determination is made.

Land Use Compatibility Issues and Mitigation Benefits

1. Pesticide Use

   A. Provides for a margin of safety for the public and sensitive non-target areas.
   B. Reduces the need for spray buffers or other governmental restrictions which negatively impact agriculture.
   C. Helps maintain the feasibility of pesticide use as an alternative for sustainable agriculture.

2. Noise

   A. Reduces the potential for nuisance from a variety of agricultural sources such as bird frightening devices, pumps, heavy equipment, wind machines, etc.
   B. Reduces local neighbor conflict and complaints to governmental agencies.
   C. Reduces the disturbance from noise and light associated with night harvesting.

3. Dust

   A. Creates distance or screening for dust to settle out before affecting homes or people.

4. Trespass/Vandalism/Theft/Litter/Liability

   A. Helps reduce the potential negative impact that people and pets can have on agricultural property.

5. Rodent Control

   A. Helps maintain the use of agricultural rodent control materials which may be otherwise prohibited in close proximity to homes, schools, and other urban areas.
   B. Reduces the likelihood of accidental poisoning of pets.

6. Agricultural Burns

   A. Helps maintain agricultural burning as a cultural management tool. Otherwise, burns may be prohibited or further regulated if dwellings are built too close to agricultural property.
   B. Protects the public's health and safety.

7. Beekeepers

   A. Helps preserve the use of bees for honey production and pollination. Otherwise, beekeepers may be forced to move hive sets out of agricultural areas due to close proximity to urban areas.
   B. Protects the publics health and safety from bees searching for food and water.

8. Erosion and Development

   A. Reduces the sources of soil erosion in agricultural areas.
   B. Reduces impacts on agriculture from flooding and siltation.

9. Other sources of land use conflict unique to certain situations.

Referral Process

1. The Agricultural Commissioner's office responds to referrals sent by the Environmental Coordinator's Office, Planning Department, or city government. Issues usually relate to proposed development, land divisions, zoning or general plan changes adjacent to or in the vicinity of existing agricultural land use. Responses are in writing and advisory only.

2. An on-site evaluation is conducted usually with the applicant and/or agent. Nearby agricultural operators are contacted whenever possible.

3. Existing agricultural use, within an appropriate range, is evaluated for potential significant land use conflict with the proposal. Realistic future agricultural uses on agricultural zoned parcels may also be considered.

4. Buffer determinations and other mitigation measures are made on a case by case basis considering all relevant factors. County wide standard or minimum setback distances are not used. However, this procedural guideline is followed to provide for maximum consistency.

5. Recommended mitigation measures are subject to review and modification by our staff as long as the margin of safety is maintained, potential nuisance issues are adequately addressed and potential land use conflict is maintained at a level below significance.

6. Agricultural Commissioner land use reports will also identify potential land use conflicts and negative impacts to agriculture in situations which may be partially or not at all mitigated. Even with buffer setbacks, etc., agriculturalists may be further restricted in their production practices or experience losses due to adjacent development.

7. Agricultural Commissioner's staff is available for testimony at public hearings upon the request of the Board of Supervisors, Planning Department, Environmental Coordinator, or city government.

Procedural Guidelines

Introduction

Type and extent of agricultural use, zoning, site specific non-crop factors, and the nature of the land use proposal are the most significant factors in a determination of significant land use conflict and subsequent mitigation measures.

1. Agricultural Use

   A. Extent: An evaluation is made if existing agricultural use is of a "production agriculture" scope. This differentiates "hobby farms", "ranchettes", or other smaller non-commercial type agricultural uses.
   B. Type: Farming practices vary considerably by type of agricultural use. Subsequently, land use conflict determinations and recommended mitigation measures are often directly related to the type of agricultural use potentially impacted by the referred land use proposal.
   C. Historical/Current/Future: An evaluation may be made concerning the suitability of a particular parcel or area for certain types of agricultural uses.

2. Zoning

   Zoning on agricultural use parcels adjacent/near the referred land use proposal are evaluated. The zoning of the referred parcels and the overall zoning of the area may also be evaluated.

   A. Parcels adjacent to the referral project, zoned agriculture, with an existing or realistic future agricultural use normally provides a basis for a land use conflict determination and subsequent mitigation measures.
   B. Parcels adjacent to the referral project zoned for development (anything other than agriculture or open space) may provide a basis for a land use conflict determination only if a "production agriculture" use exists at the time of evaluation.

3. Site Specific Non-Crop Factors

   Various site specific factors are evaluated and potentially utilized in land use conflict determinations and mitigation measures. These include, but are not limited to: topography, prevailing wind direction, natural screening (e.g.; vegetation, stream channels), soil type, and the extent of existing development.

4. Nature of the Proposal

   Specific factors related to the referred land use proposal that may be significant include, but are not limited to: parcel size, configuration, density of development, and intended type of land use.

Mitigation Measures

Objective

Building setbacks (buffers) and/or screening techniques (walls, landscaping, etc.), are useful to increase the likelihood of compatibility between development (homes, schools, etc.) and agricultural property. Buffers are the most effective mitigation measure.

Scope

Building setbacks specify distance between agricultural property and future building sites. The buffer will allow for such land uses as landscaping, barns, storage buildings, orchards, pastures, etc., while protecting the agricultural use and the public's health and safety.

The County does not have the authority to restrict the agricultural land use in order to accomplish the recommended buffer. However, the Agricultural Commissioner does have the authority, and has at times, imposed spray buffers and other restrictions to pest management practices due to development or other potential hazards near agricultural operations.

Agricultural Buffer Distance Determinations

1. General Guidelines

   A. Determinations are made based on all relevant site and project criteria, practical knowledge of agricultural practices, technical literature, contact with other professionals within the University, industry, government agencies and training.

   B. "Margin of safety" and "probability" concepts are used in determining setback distances.

   C. The department's land use reports will identify recommended mitigation measures and will not provide alternatives.

   D. Existing dwellings adjacent to agricultural use may already negatively impact agriculture. Buffer mitigations deal with reducing future or additional impacts and aren't necessarily affected by existing dwellings unless the extent of existing development is such that the proposal does not significantly worsen the land use conflict already present.

2. Buffer Distance Ranges by Crop

   Agricultural practices associated with the production of crops are the most important contributing factor to land use conflict when development occurs in close proximity to

agricultural areas. Since production practices vary considerably by type of crop, buffer distances may vary accordingly. Ranges in distance are necessary due to the influence that site or project specific factors may have.

Buffer Distance Range by Crop

Type of Agricultural Use	Buffer Distance Range
Vineyard	400 - 800 feet
Irrigated orchards	300 - 800 feet
Irrigated vegetables and berries	200 - 500 feet
Field Crops	100 - 400 feet
Dry farm almonds	100 - 200 feet
Rangeland/pasture	50 - 200 feet
Wholesale nurseries	100 - 500 feet
Animal Husbandry	See L.U.E.

Site specific non-crop factors and proposal specifications often affect the final buffer distance recommendation within the above range. Other mitigation measures such as screening, may also affect buffer distance recommendations. Significant overriding factors could justify buffers outside the indicated range.

3. Buffers and Development Potential

Potential development entitlement on the referred land use proposal will always be considered. However, with certain types of production agricultural crop uses on agricultural zoned land, the analysis may lead to a recommendation to: deny a portion or all of a proposal; redesign the project to mitigate impacts; or project phasing.

4. Zoning and Buffers

A. Effect of Agricultural Use Zoning on Project Mitigation.

The zoning on agricultural use parcels adjacent to the proposed land use referral may affect buffer determinations.

The following table applies to the zoning of parcels potentially affected by proposed projects. These parcels usually adjoin the proposed project, but may also encompass other parcels in the nearby area (regional considerations).

ZONING AND BUFFER RECOMMENDATIONS

Adjacent Parcel			Project Parcel Mitigation
Zoning	Ag Use	Buffers May Be Recommended	Development Entitlement Possibly Effected
Ag. Zone	Production Ag. Use	Yes	Yes
Ag. Zone	Prime Soils	Yes	Yes
Ag. Zone	Realistic Future Ag. Use	Yes	No
Non-Ag. Zone	Production Ag. Use	Yes	*Yes
Non-Ag. Zone	Non-Production Ag. Use	No	No
Non-Ag. Zone	Realistic Future Prod. Ag. Use	No	No

*Production agricultural use parcels in non-agriculturalzones which have historic agricultural value, prime soils, or other unique agricultural characteristics, will receive 8the same level of recommended mitigation protection as do agricultural zoned parcels.

For other production ag use parcels in non-agricultural zones, preferred buffer distances may need to be reduced to allow for potential development entitlement. Factors which then are evaluated to reduce the buffer are: the smallest parcel size entitled by the zoning on the subject property; locating a reasonable building site; or reconfiguration.

B. Use of Project Mitigation on Agriculturally Zoned Parcels

Buffers will only be recommended on parcels zoned agriculture which are under 20 acres in size (substandard sized lots commonly known as antiquated subdivisions). Maximum appropriate buffer distance within approved ranges will be recommended, but distances may need to be reduced to allow for reasonable home sites on existing parcels.

Specific Situational Issues

1. When buffers are recommended for proposed land use projects adjacent to production agriculture on non-agriculturally zoned property, the report will normally state: "In the event farming on the adjacent agricultural land use is discontinued in the future, the potential for significant land use conflict may cease and the mitigation measures may not be necessary."

2. Concerning screening, the department will not recommend the specific type of plant material or construction material for a wall or fence, but may state objectives and evaluate the applicants written proposal.

3. Organic farming practices will not typically influence mitigation measures.

4. Proposed industrial land uses adjacent to agricultural areas may also present significant land use conflict. Specific types of industrial use will be evaluated on a case by case basis through the normal referral process.

5. Land use conflict may be significantly reduced if the agricultural use and the proposed use is owned/operated by the same party (eg: Winery or a roadside stand added to an existing agricultural operation.)

6. Home sites that already exist within a "buffer zone" are not effected by the buffer restrictions. Buffers will only effect location of new home sites. Mobile homes are considered home sites and subsequently can be replaced by permanent home construction within the buffer zone. Permanent home replacement (e.g., fire destruction) would also be unaffected by the buffer.

APPENDIX E: RIGHT-TO-FARM ORDINANCE

The following right to farm ordinance is contained in chapter 5.16 of the San Luis Obispo County Code.

CHAPTER 5.16

AGRICULTURAL LANDS, OPERATIONS, AND THE RIGHT TO FARM ORDINANCE

5.16.010. Definitions.

(a) "Agricultural Land" shall mean all real property within the unincorporated boundaries of San Luis Obispo County currently used for Agricultural Operations, or upon which Agricultural Operations may in the future be established.

(b) The term "agricultural activity, operation, or facility, or appurtenances thereof" (herein collectively referred to as "Agricultural Operations") shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market.

(c) The term "nuisance" shall have the meaning ascribed to that term in California Civil Code Section 3479. California Civil Code Section 3479 reads, in part, as follows: "Anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the use of property, so as to interfere with the comfortable enjoyment of life or property .... is a nuisance."

5.16.020. Findings and Policy:

(a) It is the declared policy of this County to enhance and encourage Agricultural Operations within the County. It is the further intent of this County to provide to the residents of this County proper notification of the County's recognition and support through this ordinance of those persons and/or entities right to farm.

(b) Where non-agricultural land uses occur near agricultural areas, Agricultural Operations frequently become the subjects of nuisance complaints due to lack of information about such operations. As a result, agricultural operators may be forced to cease or curtail their operations. Such actions discourage investments in farm improvements to the detriment of agricultural uses and the viability of the County's agricultural industry as a whole. It is the purpose and intent of this ordinance to reduce the loss to the County of its agricultural resources by clarifying the circumstances under which Agricultural Operations may be considered a nuisance. This ordinance is not to be construed as in any way modifying or abridging state law as set out in the California Civil Code, Health and Safety Code, Fish and Game Code, Food and Agricultural Code, Division 7 of the Water Code, or any other applicable provision of State law relative to nuisances. Instead, it is to be utilized only in the interpretation and enforcement of the provisions of this code and County regulations.

(c) An additional purpose of this ordinance is to promote a good neighbor policy by advising purchasers of residential property, and owners of other property in the County, of the inherent potential problems associated with the purchase of such property. Such concerns may include, but are not limited to, the noises, odors, dust, chemicals, smoke and hours of operation that may accompany Agricultural Operations. It is intended that, through mandatory disclosures, purchasers and users will better understand the impact of living near Agricultural Operations and be prepared to accept attendant conditions as the natural result of living in or near rural areas.

5.16.030. Pre-existing Agricultural Uses Not a Nuisance:

(a) No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar Agricultural Operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began.

(b) Subsection (a) of section 15.16.030 shall not apply if the agricultural activity, operation, or facility, or appurtenances thereof, obstruct the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin, or any public park, square, street, or highway.

5.16.040. Disclosure

(a) San Luis Obispo County has determined that the use of real property for Agricultural Operations is a high priority and favored use to the County, and those inconveniences or discomforts arising from legally established agricultural activities or operations, as defined in the San Luis Obispo County Code, or State law, shall not be or become a nuisance.

(b) Disclosure Statement: "The County of San Luis Obispo declares it a policy to protect and encourage Agricultural Operations as defined in Chapter 5.16 of the San Luis Obispo County Code. If your property is located in the unincorporated area of the County, near an Agricultural Operation, you may at sometimes be subject to inconvenience or discomfort arising from Agricultural Operations. If conducted in a manner consistent with State law and County Code, said inconveniences and discomforts shall not be or become a nuisance."

(c) The Disclosure Statement is given for informational purposes only and nothing in this Ordinance, or in the Disclosure Statement, shall prevent anyone from complaining to any appropriate agency, or taking any other available remedy, concerning any unlawful or improper agricultural practice.

(d) The Disclosure Statement set forth above shall be used as described in sections 5.16.050, 5.16.060, and 5.16.070.

5.16.050. Property Tax Bill Disclosure

(1) The County of San Luis Obispo may mail a copy of the disclosure set out at 5.16.040 (b) to all owners of real property in San Luis Obispo County with the annual tax bill.

5.16.060. Disclosure Upon Transfer of Residential Property

(1) Upon any transfer of real property located in the unincorporated area of the County by sale, exchange, installment land sale contract (as defined in Civil Code Section 2985), lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, or residential stock cooperative, improved with or consisting of not less than one nor more than four dwelling units, the transferor shall deliver to the prospective transferee the written Disclosure Statement required by this ordinance. The Disclosure Statement shall be delivered in the manner set forth in Civil Code Sections 1102.2 and 1102.10. Exceptions to the applicability of this Section 15.16.060 are set forth in Civil Code Section 1102.1. The written disclosure shall be set forth in, and shall be made on a copy of, the following disclosure form:

LOCAL OPTION
REAL ESTATE TRANSFER
DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS _____. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH CHAPTER 5.16 OF THE SAN LUIS OBISPO COUNTY CODE AS OF _____, 19 ___.
IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I
SELLERS INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE COUNTY OF SAN LUIS OBISPO, AND ARE NOT THE REPRESENTATIONS OF THE AGENTS(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

"The County of San Luis Obispo declares it a policy to protect and encourage Agricultural Operations as defined in Chapter 5.16 of the San Luis Obispo County Code. If your property is located in the unincorporated area of the County, near an Agricultural Operation, you may at sometimes be subject to inconvenience or discomfort arising from Agricultural Operations. If conducted in a manner consistent with State law and County Code, said inconveniences and discomforts shall not be or become a nuisance."

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller _____ Date _____
Seller _____ Date _____

II

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/ INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker
Representing Seller) _____ By _____
(Associate Licensee
or
Broker-Signature)

Date _____

Agent (Broker
obtaining the Offer) _____ By _____
(Associate Licensee
or
Broker-Signature)

Date _____

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

5.16.070 Discretionary Land Use Permit Disclosure

The County of San Luis Obispo shall include the Disclosure Statement described in Section 5.16.040(b) above on all discretionary land use permit applications administered by the County Department of Planning and Building. These shall include, but not be limited to, applications for the approval of land divisions pursuant to Title 21 of the San Luis Obispo County Code, applications for the approval of discretionary land use permits pursuant to Title 22 of the San Luis Obispo County Code, and applications for the approval of discretionary land use permits pursuant to Title 23 of San Luis Obispo County Code.

5.16.080 Penalty for Violation

Any violation of any of the requirements of this chapter shall be handled as a civil matter between the parties affected and shall not be a misdemeanor or infraction.

5.16.090. Resolution of Disputes.

Should any controversy arise regarding any inconvenience or discomfort occasioned by Agricultural Operations (described in Section 15.16.010 (b) above) conducted in accordance with existing laws, ordinances and regulations, then the parties may notify the County Agricultural Commissioner as set forth below in an attempt to resolve the matter:

(a) The aggrieved party may notify the Agricultural Commissioner within 30 days of the occurrence of the Agricultural Operation giving rise to the controversy.

(b) Within 15 days after receiving the complaint, the Agricultural Commissioner shall set a meeting with the affected parties and shall attempt to mediate the dispute.

(c) If the dispute cannot be successfully mediated by the Agricultural Commissioner, then both parties may agree to present the controversy to a professional mediator. The expense of such mediation shall be the responsibility of the effected parties.

5.16.100 Severability

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or the constitutionality of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

APPENDIX F: AGRICULTURE: LAND, ECONOMY, INDUSTRY

Physical Resource Base

San Luis Obispo County has diverse physical features that affect use of land for agriculture. Physical characteristics, including topography, soils, climate, natural vegetation and water, are strongly interrelated.

Several mountain ranges and intervening valleys transect the county. Geology and topography are key factors in the formation of soils and the use of land for cropland or grazing. The usability of soils for crops depends on their depth, drainage, texture and water- holding capacity. The best soils for crops normally occur on flat or gently sloping lowlands. Soil erosion is generally a problem on moderate to steep slopes. More than 50 percent of the county has slopes exceeding 30 percent, which generally can be used only for grazing.

The climate of the coastal area west of the Santa Lucia Range is very different from that of the interior. Coastal temperatures are moderated throughout the year by humid marine air, including much foggy weather during the spring and summer. The nearly frost-free climate allows year-round production of vegetables (typically, 2 to 3 crops per year) in coastal valleys and citrus, avocados and other subtropical fruits in the foothills. In contrast, the interior of the county has hot summers and cold winters. Such conditions favor production of deciduous fruits and nuts, dry farm grain, alfalfa, and single cropping of vegetables.

The mountain ranges transecting the county create successive rain shadows to the east. The crest of the northerly Santa Lucia Range receives an average annual rainfall of 30 to 50 inches while the Carrizo Plain averages only six to eight inches. The amount of rainfall strongly influences yields of dry farm grain and hay and the growth of range grasses in different areas of the county. Most grain and hay is produced in areas of moderate rainfall such as the north-central part of the county. Open hillsides on the northerly Santa Lucia Range are the best grazing lands in the county, while dry areas and tree and brush-covered areas are the poorest. Moderate to densely-wooded areas primarily occur on the northeasterly slopes of the Santa Lucia Range and the crests and sides of other mountain ranges. Chaparral predominates on dry, southwesterly facing mountain slopes and on the poor granitic soils of the Las Pilitas area.

Irrigated agriculture is dependent on the quantity, quality and depth of groundwater. The most extensive and abundant source of groundwater is the Paso Robles Basin, underlying the northeastern quadrant of the county. The Carrizo Plain Basin is the next largest area, but water quantity and quality is poor. Expansion of irrigated uses in the Cuyama Basin is questionable since the basin is experiencing overdraft and water quality may be deteriorating. The Santa Maria Basin is the largest of the coastal basins; this and other coastal valley basins provide water for row crops and other irrigated crops. Areas of limited groundwater, mostly in the hills on both sides

of the Santa Lucia Range used for irrigated orchards and vineyards, must depend on low-production wells and drip irrigation systems to conserve water. The increasing consumption of water by urban, rural residential and agricultural uses is a major issue confronting the future use of groundwater in the county.

Sectors of the Agricultural Economy

Through 1995, cropland and grazing lands involve approximately 1,160,400 acres (including acreage in the Conservation Reserve Program) or 55 percent of the total county area (2,122,240 acres) and account for approximately 74 percent of privately-owned lands in the county. The quality of land varies widely from prime valleys used for intensive vegetable production to arid, mountainous, or tree or chaparral-covered areas limited to grazing and having a very low livestock carrying capacity. The latter areas commonly occur on large cattle ranches with land varying from well-suited to poorly-suited or unusable for grazing.

Figure F-1 shows the harvested acreage of various crops, acreage in rangeland, and numbers of farm animals from 1976 through 1995. The total harvested acreage in any given year is less than the actual production acreage because of such factors as adverse weather conditions that reduce the harvested acreage, crop/fallow rotation, and the Conservation Reserve Program, a federal subsidy program in which participating landowners leave the land idle for ten years to help restore the soils. Total agricultural acreage appears to have declined slightly during the past 20 years, although it is difficult to determine how much from the table.

The figure reflects the physical limitations as well as the agricultural diversity of the county. The total harvested cropland acreage in 1995 was approximately 11 percent of the combined total of cropland and grazing land, and irrigated cropland accounted for approximately 44 percent of the total irrigated and dry farm acreage or about five percent of the combined total for cropland and grazing uses.

Most vegetable production occurs in the coastal valleys, notably the Oso Flaco and Arroyo Grande Valleys. Lettuce and cole crops are the major crops. Irrigated field crops, mostly alfalfa and irrigated pasture, predominate in the interior valleys. The high cost of pumping water is resulting in gradual conversion to higher value crops such as vegetables and wine grapes.

The expansion of vineyards has been a major change in agricultural patterns. Harvested acreage increased from 2,962 acres in 1976 to 8,939 acres in 1995. Most of this acreage was previously used for dry farm grain production. Vineyards occur mostly on gently rolling land east of Paso Robles, west of Templeton and Paso Robles, and in the Edna Valley. Avocados, lemons and some other subtropical fruits are grown in the coastal foothills.

FIGURE F-1: AGRICULTURAL PRODUCTION (HARVESTED ACRES, NUMBERS OF ANIMALS) IN SAN LUIS OBISPO COUNTY, 1976-1995

CROP ASSOCIATION & TYPE[1]	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
IRRIGATED CROPS																				
Vegetable Crops[2]																				
Bell Peppers	539	593	605	682	462	584	444	536	599	499	585	1,020	1,134	812	717	1,000	955	1,123	1,227	1,095
Broccoli	3,825	5,270	5,481	5,304	3,909	4,197	5,153	4,315	4,313	4,176	5,510	6,658	6,607	7,363	5,575	6,950	9,952	9,564	10,359	10,578
Cabbage	239	392	632	539	1,019	1,094	770	857	577	526	468	457	563	716	991	1,340	1,457	807	842	463
Carrots	944	240	389	2,236	*	*	897	1,270	1,370	1,422	2,218	3,209	2,813	3,480	3,486	4,244	3,531	2,447	2,897	2,939
Cauliflower	761	645	962	882	625	615	588	1,009	1,234	1,690	2,643	2,547	2,261	1,923	1,854	2,202	2,078	1,500	2,131	1,726
Celery	1,402	1,139	1,547	1,332	1,269	1,267	1,359	638	1,053	890	767	796	1,053	1,156	1,113	1,313	981	1,261	1,393	1,278
Oriental Vegetables	*	*	*	*	*	647	795	812	756	735	724	868	1,261	1,378	1,215	1,399	1,120	1,421	1,009	1,551
Lettuce	6,360	6,972	10,508	9,775	9,302	9,370	9,615	10,937	10,795	10,017	9,097	8,816	9,349	9,705	10,894	10,112	9,341	9,302	8,697	8,556
Peas (edible pod)	808	891	1,228	1,045	950	1,600	2,620	3,730	4,680	3,344	4,500	4,050	3,750	4,260	3,500	2,200	1,650	2,900	2,800	3,350
Miscellaneous	1,595	1,767	2,639	2,766	2,353	2,583	2,077	2,030	2,119	1,960	2,309	2,030	2,312	2,418	2,285	2,445	1,936	1,400	1,300	1,200
Total Vegetable Crops	16,473	17,909	23,991	24,561	19,889	21,957	24,318	26,134	27,496	25,259	28,821	30,451	31,103	33,211	31,630	33,205	33,001	31,525	32,819	32,716
Field Crops																				
Alfalfa Hay	14,900	6,679	8,875	9,762	12,123	11,780	10,619	9,619	9,345	7,245	6,775	5,263	5,100	5,000	4,200	3,480	3,850	3,700	3,800	3,750
Irrigated Pasture	3,100	3,300	5,700	6,000	6,000	5,800	5,500	5,500	5,750	5,900	5,800	5,600	5,600	5,600	5,600	5,600	5,600	5,500	5,400	5,250
Sugar Beets	1,791	982	570	870	1,599	1,547	428	595	761	*	*	*	*	*	*	*	*	*	*	*
Total Field Crops	19,791	10,961	15,145	16,632	19,722	19,127	16,547	15,714	15,856	13,145	12,575	10,863	10,700	10,600	9,800	9,080	9,450	9,200	9,200	9,000
Fruit Crops																				
Avocados	396	320	408	733	737	833	843	1,523	1,523	1,340	1,340	1,300	1,299	1,320	1,220	1,165	1,165	1,135	1,090	991
Grapes (wine)	2,962	3,200	3,405	3,857	3,957	4,374	4,500	4,977	5,477	5,480	6,084	6,459	7,255	7,649	8,150	8,100	8,327	8,676	8,750	8,939
Miscellaneous	1,106	1,208	1,389	1,314	1,469	1,488	1,538	1,686	1,843	1,919	1,966	2,202	2,252	2,297	2,581	2,695	2,844	3,232	3,973	3,122
Total Fruit Crops	4,464	4,728	5,202	5,904	6,163	6,695	6,881	8,186	8,843	8,739	9,390	9,961	10,806	11,266	11,951	11,960	12,336	13,043	14,188	13,052
Seed & Nursery Stock	1,030	930	116	706	1,179	378	582	221	2,672	3,917	3,249	2,020	3,102	2,107	2,225	2,228	2,752	2,266	2,790	2,405
TOTAL IRRIGATED CROPS	41,758	34,528	44,454	47,803	46,953	48,157	48,328	50,255	54,867	51,060	54,035	53,295	55,711	57,184	55,606	56,473	57,539	56,034	58,997	57,173
NON-IRRIGATED CROPS																				
Nut Crops[3]																				
Almonds	2,796	4,450	4,730	6,394	6,184	6,154	6,079	5,979	5,979	5,949	5,000	4,911	4,782	4,299	3,299	2,799	2,400	2,400	2,200	*
Walnuts	2,623	1,366	1,136	2,727	2,853	2,853	2,853	2,775	2,975	3,054	3,054	2,962	2,962	3,073	2,970	2,770	2,890	2,700	2,700	2,700
Total Nut Crops	5,419	5,816	5,866	9,121	9,037	9,007	8,932	8,754	8,954	9,003	8,054	7,873	7,744	7,372	6,269	5,569	5,290	5,100	4,900	2,700
Field Crops																				
Barley	69,000	65,988	87,000	80,000	82,000	90,000	94,800	96,400	98,700	90,000	83,000	65,000	62,500	45,00	35,000	28,000	30,000	33,200	34,500	25,000
Garbanzos	5,894	2,498	3,485	3,834	3,842	3,600	3,401	2,403	1,100	750	2,500	1,515	715	525	*	*	1,070	1,125	605	883
Grain Hay	48,000	7,000	7,538	7,100	13,500	12,000	14,000	15,000	19,000	35,000	41,000	36,000	32,000	35,00	32,500	30,000	24,000	18,500	22,200	32,000
Safflower	580	*	3,228	4,933	4,161	4,291	2,500	3,615	1,665	2,165	4,225	2,722	2,500	1,500	750	1,600	6,140	6,400	2,040	4,010
Wheat	54,000	32,650	43,000	43,000	66,000	68,000	55,000	27,500	22,000	30,000	32,000	25,000	25,000	12,000	5,025	3,865	6,044	10,465	7,900	4,500
Miscellaneous[4]	2,654	1,686	4,533	4,415	1,810	1,800	1,820	3,700	3,861	3,800	3,730	2,795	1,500	1,200	1,245	1,600	800	1,500	1,600	1,400
Total Field Crops	180,128	109,822	148,784	143,282	171,313	179,691	171,521	148,618	146,326	161,715	166,455	133,032	124,215	23,225	74,520	65,065	68,054	71,190	68,845	67,793
TOTAL NON-IRRIGATED CROPS	185,547	115,638	154,650	152,403	180,350	188,698	180,453	157,372	155,280	170,718	174,509	140,905	131,959	30,597	80,789	70,634	73,344	76,480	73,745	73,193
TOTAL ALL CROPS	227,305	150,166	199,104	200,206	227,303	236,855	228,781	207,627	210,147	221,778	228,544	194,200	187,670	87,781	136,395	127,107	131,288	132,514	133,722	130,366
Grazing Land[5]	*	*	*	*	*	*	*	1,083,842	1,083,842	1,084,000	1,075,000	1,070,000	1,065,000	1,060,000	1,015,000	1,040,000	1,000,000	1,025,000	1,030,000	1,030,000
Livestock & Poultry (# of Animals)																				
Cattle & Calves	96,700	111,814	104,000	97,947	72,000	94,000	96,350	92,000	87,000	85,000	80,000	75,000	67,500	62,500	60,000	56,000	50,000	55,000	57,000	58,000
Hogs	8,731	3,500	8,500	8,750	8,000	7,700	7,500	5,050	6,292	4,275	4,900	3,937	3,654	4,102	4,313	4,019	4,845	3,860	2,934	2,387
Horses	274	310	290	275	295	700	1,250	1,350	1,845	2,300	2,200	3,000	3,000	*	*	*	*	*	*	*
Poultry (meat)	581,000	388,459	356,800	308,824	465,323	414,796	416,954	401,647	*	*	*	*	*	*	*	*	*	*	*	*
Sheep & Lambs	13,300	7,200	4,800	6,200	11,000	12,600	11,400	10,000	8,750	8,560	7,213	12,345	10,711	7,391	7,807	7,141	7,086	7,271	7,679	7,610

NOTES:
1. Individual crops involving 1,000 acres or more.
2. Includes double or multiple cropping on same acreage.
3. Most acreage is non-irrigated.
4. Includes some irrigated field crops.
5. Grain stubble use for grazing not included since it is a secondary use.

Source: San Luis Obispo County Agricultural Commissioner's Annual Reports

* Not tabulated or included in Miscellaneous

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Production of nursery stock and crop seed has steadily increased. Higher value activities include propagation of fruit and nut trees and vegetable seedlings, and the production of cut flowers, indoor decorative and ornamental trees and shrubs. These represent new markets for agriculture as the county population expands.

Most almond and walnut orchards in the county are dry farmed. They occur in areas where the average annual rainfall exceeds 12 inches, notably the east slopes and foothills of the northerly Santa Lucia Range and between Atascadero and Creston. Production acreage is anticipated to decrease because of competition with extensive irrigated orchards in California's Central Valley. Local dry farm production is subject to weather conditions that cause large fluctuations in harvests, and most orchards are located on small parcels whose owners may or may not maintain the orchards. Many of these lands are now being pressured for conversion to rural residential homesites.

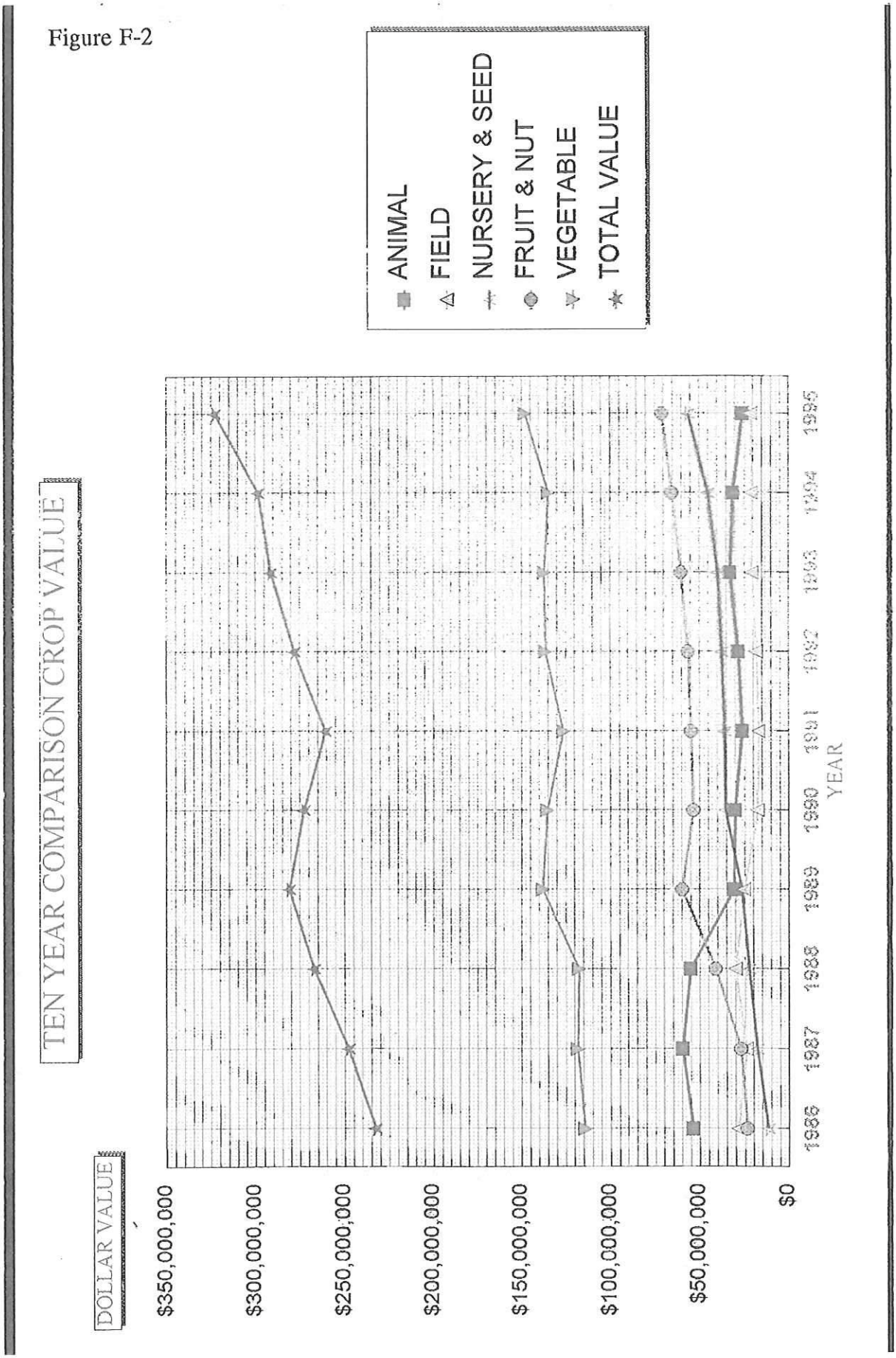
Most dry farm grain and hay is produced in the interior valleys and uplands in the northern and eastern parts of the county, including the rural areas between and surrounding Paso Robles, Templeton, Creston, Shandon and the northerly Carrizo Plain. Major crops are barley, grain hay and wheat. Grain and grain hay are also produced in the coastal valleys. It is anticipated that there will be continuing conversion of dry farm lands to vineyards and orchards where sufficient groundwater is available for irrigation. The actual acreage of land used for dry farm grain and hay is larger than indicated in Table F-1 because of crop/fallow rotation. In addition, a substantial acreage is idle because it is in the Conservation Reserve Program. Some of that acreage will be coming out of the program in the next few years, but it is not known whether the land will be returned to production or what types of crops might be established.

Rangelands for livestock grazing occur countywide. The best grazing land is on the open coastal slopes of the Santa Lucia Range in the North Coast area. Raising cattle and calves is the principal livestock operation. Approximately 75,000 acres of grain stubble land in the county is used as supplemental forage for livestock.

The raising of horses for work, pleasure, racing and show purposes contributes a significant portion of agricultural income in the county. The diversity of animal raising activities has also increased.

Figure F-2 shows the value of major classes of agricultural commodities produced in the county from 1986 through 1995. The increase is substantial even when constant dollars are used to compensate for the declining value of the dollar for the purchase of goods and services. The value of agricultural production during the 10 year period was increased by the intensification of agriculture, including technological improvements in production, establishment of vineyards and orchards on land that was previously used for production of lower value field crops, expansion of nurseries and greenhouses, and the raising of horses. Each of the five categories in Figure F-2 significantly contributes to the county's agriculture economy.

Figure F-2


TEN YEAR COMPARISON CROP VALUE
DOLLAR VALUE
$350,000,000
$300,000,000
$250,000,000
$200,000,000
$150,000,000
$100,000,000
$50,000,000
$0
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
YEAR
ANIMAL
FIELD
NURSERY & SEED
FRUIT & NUT
VEGETABLE
TOTAL VALUE

A review of the data presented in Figures F-1 and F-2 reveals some important trends about agriculture in this county, as follows:

General Trends:

Shift towards greater intensification which creates the following effects:

* Increases in the number of acres under irrigation
* Higher investment and return per acre
* Creation of more jobs and demand for related support industry
* Creation of more land use conflicts at the ag/urban interface
* Shift in market conditions and expansion of foreign markets
* Rapidly changing technology
* Improvements in irrigation technology and efficiency

Agricultural Crop Trends

Irrigated vegetables - steady increase in harvested acres and production due to:

* Increased demand for high quality, fresh vegetables
* Improvements in technology
* Fertile coastal valleys and available ground water
* Ability to hit specialty markets such as oriental vegetables and sugar peas
* Improvements in irrigation efficiency
* Greater use of multiple plantings during the growing season

Irrigated field crops - overall reduction in harvested acres due to:

* Increase in water pumping costs and poor price for alfalfa
* Loss of local marketing for sugar beets

Irrigated fruit crops - sharp increase in acreage due to:

* Excellent growing conditions and available ground water supplies
* Availability of "new ground" not previously used for vineyards or other permanent plantings
* Agriculturalists' ability to produce high quality products which increase demand
* Ability of wine grape growers to "vertically integrate" operations
* Symbiotic relationship between agriculture and tourism
* Displacement of avocado acreage from Southern California
* Improvements in irrigation technology and efficiency

Nursery Industry - steady increase in production due to:

* Excellent and available locations in the county for new operations, especially expanding greenhouses
* Moderate coastal climate and available, high quality ground water
* High local demand for products, especially vegetable transplants
* Availability of natural gas to heat greenhouses

Non-irrigated Nut Crops - reduction in acreage due to:

* Competition from irrigated acreage in the central valley
* Loss of local almond processing plant

Non-irrigated Field Crops - reduction in acreage due to:

* Conservation Reserve Program removed nearly 100,000 acres of dryland grain from production, however, this acreage could be back into production after ten year contracts expire in the late '90's.
* Poor prices for dryland grains
* Drought years of the '80's affected yields
* Disease eliminated garbanzo beans as a major crop

Grazing Land and Cattle - reduction in acreage and number of animals due to:

* Drought years of the '80's reduced available feed
* Inconsistent and weak pricing
* Reduction in dryland grain farming hurt cattle industry

While the above trends are interesting, it must be remembered that the indicated trends sometimes simplify complicated and complex changes in the agriculture industry. Therefore, it may be highly speculative to predict the future utilizing those trends.

A review of statistics compiled at the national level also gives some insight into trends about agriculture in the county. The U.S. Department of Commerce Census of Agriculture is one of the few sources of information for data related to farm operations and farm operators. Figure F-3 summarizes some of the more important data found in the Census for 1982, 1987 and 1992. The Census has altered its definitions over the years, thereby making long term comparisons of loss or gain in the number of farms or acreage somewhat difficult to evaluate. The Census defines a farm as any place of one acre or more from which $1,000 or more of agricultural products were raised and sold, or normally would have been sold, during the census year.

* Approximately 50% of all farms are smaller than 50 acres.
* Approximately 70% are smaller than 180 acres.

* Approximately 75% of farms have annual sales of less than $25,000.
* Farms with less than $25,000 in annual sales make approximately 3% of the total annual sales in the county.
* Approximately 12% of farms have annual sales of greater than $100,000.
* Farms with annual sales greater than $100,000 make up approximately 90% of the total annual sales.

Figure F-3 **U.S. DEPARTMENT OF COMMERCE**
CENSUS OF AGRICULTURE 1982-1992

1. Number of Farms	'82	'87	'92
	1754	1991	1880
• No significant trends			
2. Farmland Acreage	'82	'87	'92
	1,500,000	1,444,000	1,300,000
• Reduction in grazing and dry farm			
3. Average Farm Size	'82	'87	'92
	873	725	704
• Intensification			
4. Average Value per Farm	'82	'87	'92
	$827,000	$723,000	$1,101,000
• Intensification '87-'92			
5. Average Value per Acre	'82	'87	'92
	$905	$994	$1,519
• Intensification			
6. Farm Labor Expense	'82	'87	'92
	$20,573,000	$33,000,000	$40,000,000
• Intensification			
7. Total Farm Expense	'82	'87	'92
	Not Available	$127,000,000	$149,000,000
• Labor, especially contract labor and production inputs, especially electricity			
8. Net Cash Return	'82	'87	'92
	Not Available	$29,931,000	$29,043,000

Farm definition: Any place from which $1,000 or more of agricultural products were produced or sold, or normally would have been sold, during the census year.

Value figures not adjusted for inflation.

The Agricultural Industry and Support Uses

There is a need to provide land for agricultural industry and support uses such as confined livestock and poultry raising, specialized production of food and plants in greenhouses and other structures, and processing and packing of agricultural products in industrial facilities. Associated with agricultural production and processing is a demand for a variety of supplies and services. Supplies include farm machinery and equipment, feed, nursery stock, pesticides, fertilizers, and fencing materials. Services include the maintenance and repair of machinery and equipment, professional services, manufacturing services, and waste handling and disposal. Institutional lenders play an important role in farm economics. The availability of credit, technical advisory services and agricultural services can affect the decision of farmers to remain in agriculture.

The agriculture service industry and support uses are generally best located in urban industrial or service commercial areas, but some uses are also appropriate in agricultural production areas for both the purposes of convenience and avoiding conflict with the public. Such uses and services are essential for agricultural producers, and in turn require a critical mass of agricultural activity to economically sustain their existence.

Most agricultural commodities produced in San Luis Obispo County are packed in the fields and trucked to processing centers or markets in metropolitan areas. Exceptions include the county's wineries and some vegetable processing and packing facilities in Oceano and the nearby Santa Maria and Guadalupe areas. Barley, the leading dry farm crop in the county, is mostly transported to the Central Valley where it is used as feed for dairy cows and other livestock. The use of railroad transportation has declined in recent years due to high rail freight rates and the more competitive cost of truck transportation. Existing railroad freight loading facilities and land zoned for industrial and service commercial uses are located in San Miguel, Paso Robles, Templeton, Atascadero, Santa Margarita, San Luis Obispo, Oceano, and Guadalupe.

Most agricultural commodities produced in the county are sold on the wholesale market and are processed and/or distributed to state and national markets. However, direct local marketing includes on-farm sales of hay and livestock; sales of produce to retail grocers and restaurants; and direct sales to consumers at farmers markets, roadside stands and wine tasting rooms. Direct marketing will become increasingly important because of the potential economic advantages to small-scale farmers of handling all aspects of operations from production through marketing as well as the benefits of increasing and enhancing tourism.

Economists generally agree that the gross value of agricultural production is multiplied through the local economy by a factor of two to three times through involvement by other sectors of the economy, including industry, retail trade and commercial services. At the same time, agriculture is not as growth-inducing as other economic sectors and requires substantially fewer county services than other industries, thus agriculture contributes a net financial surplus to the county.

APPENDIX G: GLOSSARY

This chapter contains definitions and abbreviations for some of the terms used in this plan. The definitions of other terms used in this plan may be found in Framework for Planning - Inland Portion, Part I of the Land Use Element of the San Luis Obispo County General Plan; Framework for Planning of the Land Use Element and Local Coastal Plan of the San Luis Obispo County General Plan; the Land Use Ordinance, Title 22 of the San Luis Obispo County Code; and the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code.

Access, Private

The means of equestrian, pedestrian, vehicular or bicycle entry to or exit from a site belonging to, intended for or restricted to the use of a particular person(s), usually the landowner or caretaker.

Access, Public

The means of equestrian, pedestrian, vehicular or bicycle entry to or exit from a site under the management of a public agency, or non-profit land trust such as The Nature Conservancy, The Land Conservancy, and available for the public's use.

Archaeological, Cultural and Historic Resources - definition relocated to proper alphabetical order.

Agricultural Accessory Structure

An uninhabited structure or building designed and built for the repair of agricultural equipment and to house farm animals, implements, supplies or products (not including commercial greenhouses which are included under *"Nursery Specialties,"* or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Also includes greenhouses engaged in agricultural research as the primary use. Agricultural Accessory Structures can also include but not be limited to wind and solar powered devices used for direct climate control, and water pumping or other conversion of wind or solar energy to mechanical or thermal power used on-site. Wind energy conversion machines for electric power generation are included under *"Electric Generating Plants."* Includes barns, grain elevators, silos, and other similar buildings and structures.

Agricultural Lands

Land that meets the criteria in Chapter 3, and as further described in Appendix C, for being designated Agriculture in this plan.

Agricultural Processing

Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries and alcohol fuel production; and in inland portions of the county, receiving and processing of green material, other than produced on-site (commercial composting). Green materials are any wastes which are derived from plant material, including but not limited to leaves, grass clippings, weeds, tree trimmings or shrubbery cuttings. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under *"Crop Production and Grazing."* (SIC: 0723, 0724)

Agricultural Soils, Non-Prime

Areas of land that do not contain prime agricultural soils but are classified in the Agriculture land use category by the Land Use Element of the San Luis Obispo County General Plan.

Agricultural Soils, Prime

Coastal Zone: Prime agricultural lands or soils means any of the following:

a. All land which qualifies for rating as class I or II in the Natural Resources Conservation Service land use capability classifications.

b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.

c. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.

d. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during

the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

Inland: Prime agricultural lands or soils means any of the following:

a. Land with a Natural Resources Conservation Service land capability rating of Class I or Class II (all land to qualify for these ratings must be irrigated); or

b. Other irrigated lands that have suitable soils, climate and water supply which sustain irrigated crops valued according to one of the following criteria:

1. Land planted in crops which have produced an annual gross value of $1,000 or more per acre for three of the previous five years.

2. Land planted in orchards, vineyards and other perennial crops that would produce an average annual gross value of $1,000 or more per acre if in full commercial bearing. Value is calculated by multiplying the average production per acre by the average value of the commodity for the previous five years as determined from the Annual Reports of the San Luis Obispo County Department of Agriculture and Measurement Standards.

Animal Raising and Keeping

The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties such as rabbit farms and other fur-bearing animals; bee farms; aviaries; worm farms; household pets, etc. This definition does not include grazing, which involves the keeping of grazing animals at densities less than two animals per acre, and is instead included under the definition of *"Crop Production and Grazing."* See also *"Specialized Animal Facilities."*

Archaeological, Cultural and Historic Resources

Areas of unique historical significance and areas of known or suspected archaeological or cultural value that are confirmed by site-specific study during review of land use permit applications. Archaeological resources include sites containing artifacts used by Native Americans. Cultural resources include sites that are sacred to Native Americans, such as places where prayer and spiritual ceremonies have been performed over hundred and thousands of years.

Best Management Practices (BMP)

The definition of best management practices quoted from the Federal Register is as follows:

> *The term best management practices (BMP) means a practice, or combination of practices, that is determined by a State (or designated areawide planning agency) after problem assessment, examination of alternative practices, and appropriate public participation to be the most effective, practicable (including technological, economic, and institutional considerations) means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals (40 CFR Part 130).*
>
> Source: *Conservation Districts and 208 Water Quality Management*
> U.S. Environmental Protection Agency
> National Association of Conservation Districts; Pg 94-95.

Building

Any structure having a roof supported by columns and/or walls and intended for shelter, housing, and/or enclosure of any person, animal or chattel, but not including tents.

Coastal Zone Land Use Ordinance (CZLUO)

Title 23 of the San Luis Obispo County Code. The CZLUO contains standards and procedures which regulate development and site design within the coastal zone. The CZLUO, together with the Land Use Element and Local Coastal Plan, provides comprehensive development standards and review procedures in an integrated land use policy and regulatory system.

Crop Production and Grazing

Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under *"Specialized Animal Facilities."* The distinction between feedlots and grazing operations is established by the Land Use Ordinance, Chapter 22.08, and Coastal Zone Land Use Ordinance, Chapter 23.08. See also, *"Animal Raising and Keeping."*

Development

Coastal Zone: Pursuant to PRC 30106, *"Development"* means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction , reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provision of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, *"structure"* includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Inland: Any activity or alteration of the landscape, its terrain, contour, or vegetation, including the erection or alteration of buildings or structures. New development is any construction or alteration of an existing structure or land use, or establishment of a land use after the effective date of the Land Use Ordinance. Excludes crop production, grazing and other standard and acceptable agricultural operations for the production of agricultural commodities.

Driveway

A vehicular access from a road that serves no more than two structures, with no more than three dwelling units on a lot of record any number of accessory structures.

Dwelling or Dwelling Unit

Any building or portion thereof which contains living facilities, including provision for sleeping, eating, cooking and sanitation, for not more than one family.

Ecosystem

All the components of a biological community and the physical environment, and the interactions among and between them. Examples are grasslands, forests and sand dunes. Major Ecosystems are important ecosystems that cover large areas, as described in Chapter 5 of this plan.

Environmentally Sensitive Resources

Areas that have high environmental quality and special significance for ecological, biological, scientific, educational, or passive outdoor recreation purposes. Such areas include habitat of rare or endangered plants or animals; sensitive, unique, endemic, exemplary, or representative natural communities or ecosystems; Natural Area Preserves as described in this plan; key wildlife corridors; important watersheds; lakes, wetlands and estuaries; marine habitats; streams and riparian vegetation; important geologic features or natural landmarks.

Estuary

Semi-enclosed, coastal water body receiving open or intermittent exchange with the ocean and fresh water from land.

Farm Equipment and Supplies

Establishments primarily engaged in sale, rental or repair of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also dairy and other livestock equipment. Includes agricultural machinery (except the sale of trailers, tractors and other motorized, self-propelled farm vehicles, which are included under *"Auto, Mobilehome and Vehicle Dealers and Supplies"*), dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales; retail sales of prepackaged fertilizer and agricultural sprays. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials.

Food and Beverage Retail Sales

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery.

Food and Kindred Products

Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products. Includes: (1) meat, poultry and seafood products (slaughtering, canning, and curing and by-product processing); (2) dairy products processing; (3) canned and preserved fruit and vegetables and related processing; (4) grain mill products and by-products; (5) bakery products, sugar and confectionery products; (6) fats and oil products, including rendering plants; (7) beverages and liquors (except wineries, which are included under *"Ag Processing"*); (8) and miscellaneous food preparation from raw products (operations on crops subsequent to their harvest are included under *"Ag Processing"*). (SIC: Group 20)

Framework for Planning - Inland Portion

Part I of the Land Use Element of the San Luis Obispo County General Plan which contains policies and procedures that apply outside the coastal zone. It defines how the Land Use Element is used together with the Land Use Ordinance and other adopted plans.

Framework for Planning of the Land Use Element and Local Coastal Plan

Part of the Local Coastal Program of the San Luis Obispo County General Plan which contains policies and procedures that apply within the coastal zone. It defines how the Land Use Element and Local Coastal Plan is used together with the Coastal Zone Land Use Ordinance and other adopted plans.

Ground Water Recharge

That fraction of the rainfall that penetrates the earth surface and ends up as storage and/or underflow in the saturated zone at depth.

Ground Water Recharge, Artificial

Recharge resulting from structures and practices that enhance or divert to percolation those surface waters otherwise lost to runoff.

Hazard Areas

Lands that need to be set aside or regulated in order to protect public health, safety and welfare. Hazard Areas include lands subject to flood, fire, geologic, and seismic (earthquake) risks and can also include man-made facilities such as pipelines, landfills, levees, stormwater retention areas, and surface mines.

Irrigable

Land with on-site water sources sufficient to support any crop suited to the soil type and climate of a site without reliance on rainfall. This capability may be inferred where more than 50% of the total land area of lots bordering a site (with equivalent soils and microclimate) are irrigated.

Irrigated

Land having existing wells, water storage, and/or drip irrigation system adequate to support any crop suited to the soil type and climate of a site.

Land Use Category

Any of the districts defined by Chapter 7, Part I of the Land Use Element (Inland and Coastal), which are applied for the purpose of identifying areas of land suitable for particular land uses.

Land Use Element (LUE)

The Land Use Element of the San Luis Obispo County General Plan adopted under Section 65302 of the California Government Code. The LUE is a plan describing the official county policy on the location of land uses and their orderly growth and development. The Land Use Element consists of three major sections: Framework for Planning (Part I), the area plans (Part II) and the official maps (Part III).

Land Use Ordinance (LUO)

Title 22 of the San Luis Obispo County Code. The LUO contains standards and procedures which regulate development and site design within the inland portion of the county outside of the coastal zone. The LUO, together with the Land Use Element, provides comprehensive development standards and review procedures in an integrated land use policy and regulatory system.

Land Use Permit or Entitlement

A discretionary or ministerial permit that grants an applicant the authority to establish a use of land only after obtaining additional building or grading permits, as required. Land use permits are the Plot Plan, Site Plan, Minor Use Permit and Development Plan established by the Land Use Ordinance (Title 22) and Coastal Zone Land Use Ordinance (Title 23).

Discretionary Permit: An entitlement that may be issued under the provisions of Title 22 or 23, but requires the exercise of judgement and the resolution of factual issues to determine if the application and requested entitlement conform with the provisions of this title. Generally, a discretionary permit consists of any entitlement that requires a decision to approve, approve subject to conditions or disapprove, based on the judgement of the Review Authority after a hearing.

Ministerial Permit: Any permit that may be issued under the provisions of Title 22 or 23, without review by the Planning Commission or Board of Supervisors. A ministerial decision involves only the evaluation of a proposal with respect to fixed standards or objective measurements, without the use of subjective criteria.

Local Coastal Plan

The Local Coastal Program Land Use Plan, which is a portion of the county's Local Coastal Program as certified by the California Coastal Commission. The Local Coastal Plan consists of the Policy Document, Land Use Element Programs and Standards (Part II of the LUE) and Land Use Element Maps (Part III of the Land Use Element).

Local Coastal Program (LCP)

The LCP consists of (a) the Local Coastal Plan, (b) the Coastal Zone Land Use Ordinance, and (c) other implementing actions for the coastal zone of the county which meets the requirements of the California Coastal Act of 1976 as certified by the California Coastal Commission.

Natural Area Preserve

Areas of land or water that are currently under, or may come under, the management of San Luis Obispo County through purchase from a willing seller, dedication of open space land to mitigate development impacts, or through cooperative agreements with other public agencies. These areas are intended to remain in a predominantly natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations.

Nursery Specialties

Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under *"Residential Accessory Uses"*).

Open Space Lands

Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as designated on a local open space plan as open space for the preservation of natural resources, the managed production of resources, for outdoor recreation, or for public health and safety (see California Government Code Section 65560).

Open Space Uses

The variety of uses that are appropriate on open space lands and the variety of functions served by open space. Open space uses and functions include preservation of natural resources (such as plants and animals, streams, wetlands, and watershed lands); managed production of resources (such as forestry, agriculture, commercial fishing, and mining); outdoor recreation; protection of scenic, historic and cultural resources such as archaeological and historic sites; and protection of public health and safety (such as water reservoirs and areas set aside as earthquake fault zones.

Passive Recreation

Non-intensive recreational activities such as riding and hiking trails and nature study that require no more than limited structural improvements such as steps, fences and signs.

Private In-Holdings

Privately owned lands within the boundaries of lands under public ownership, such as privately owned parcels within the boundaries of the Los Padres National Forest.

Review Authority

The individual or group identified by the Land Use Ordinance and Coastal Zone Land Use Ordinance (Title 22 and 23 of the San Luis Obispo County Code, respectively) as having the